

<b>GOAL 1.0</b>	<b>INCREASE THE SUPPLY OF HOUSING WITH A PRIORITY ON THE DEVELOPMENT OF AFFORDABLE HOUSING</b>
<b>Policy 1.1</b>	<b>Develop a comprehensive strategy to facilitate infill residential development that provides affordable housing and/or housing for special needs populations.</b>
Notes:	As Danville approaches build out condition, infill development becomes a more important component for meeting future housing needs. The objective of this policy is to facilitate the development of small infill single family and multifamily residential projects that might otherwise not occur, with assistance coming in the form of authorizing project densities to exceed those otherwise allowed by right under current zoning. Authorization of development should be linked to the inclusion of an affordable component and/or the accommodation of the needs of special housing populations.
Programs and Actions Taken:	1.1.1. Establish alternatives to density standards that would serve as a catalyst for the development of small infill projects. <b>Action: No action taken during planning period. Objective of policy partially covered by Second Dwelling Unit regulations, which were relaxed through approval of ZTA14-04 (with most notable change being the relaxation of minimum rear and side yard setback standards and the increase of the maximum size of a second unit processed as a ministerial permit) and by Density Bonus regulations, which were updated through the approval of ZTA14-05 bringing Danville’s regulations in line with state law.</b> 1.1.2. Conduct a feasibility study of offering a tiered density bonus program based on lot size to encourage consolidation of small lots for multiple family residential projects. <b>Action: No action taken during planning period.</b>
Unit Production:	<u>Projected</u> : 16-24 low or special needs units. <u>Actual</u> : One density bonus project was approved during the planning period (i.e., Quail Ridge with seven very low income units provided through density bonus) and numerous second dwelling units - many taking advantage of Danville’s liberal development standards.
Evaluation and Recommendation:	Policy 1.1 should be retained and Program 1.1.1. and Program 1.1.2., where modified to insert new action dates, should be pulled forward as implementation measures into the 2014-2022 Housing Element.
<b>Policy 1.2</b>	<b>Promote mixed use development projects that supply housing located in close proximity to urban services, shopping and/or public transportation.</b>
Notes:	Mixed use development combines residential uses with one or more other uses, typically office use or retail use. Mixed use development can be either “vertical” integration (i.e., mixing uses within a single structure) or “horizontal” (i.e., mixing uses on a large site, with each use confined to a separate building or portion of the site). The intent of this policy would be to facilitate the development of mixed use projects containing housing that might otherwise not occur, with assistance coming in the form of authorizing underutilized parcels to redevelop at higher densities than would be allowed by right under current zoning.
Programs and Actions Taken:	1.2.1. Refer commercial project developers to successful housing developers when commercial sites are in the early stages of review so as to encourage developers to consider a mixed use approach inclusive of a residential component. <b>Action: During the planning period the Town discussed potential mixed use projects with a residential component with several developers and prepared and distributed conceptual “tissue studies” to reflect potential options for mixed use development. Developers were provided the development summary for the mixed use Danville Hotel project as a model for DBD Area 11 development with a residential component.</b>

Policy 1.2 - Continued	
Programs and Actions Taken (Continued):	<p>1.2.2. Provide incentives, such as density bonuses and increases in floor area ratios, when proposed mixed use development projects include a housing component. <b>Action: Approvals for three Heritage Resource projects (the three projects listed below in 1.2.3.) all secured substantial historic resource incentives and all contained a residential component as part of a mixed use project.</b></p> <p>1.2.3. Prepare development criteria for residential-over-retail projects. <b>Action: Templates for three variations of development criteria were developed during the planning period through Town approvals given for the Danville Hotel project; the Weinberg/148 E. Prospect Ave. project; and the In-Design/120 Linda Mesa Ave. project. These projects give three different approaches to providing residential uses in a mixed use project - including, respectively: a for-sale residential over project; a horizontally mixed use project (placing three townhouse type for-rent units behind a commercial use); and a for-rent residential over project.</b></p> <p>1.2.4. Conduct a feasibility study of expanding the areas within the DBD; Downtown Business District that allow non-ground floor residential uses by right. <b>Action: A feasibility study was made but no zoning changes resulted from the review. Review occurred as part of the EIR analysis for the 2030 General Plan Update - with consideration made to changing DBD Area 4 properties at north end of Downtown permanently to DBD Area 11 (which allows non-ground floor residential uses by right). Changes to DBD Area 11 would need to be pursued on a project-by-project basis as the area retains the DBD Area 4 designation in the 2030 Plan.</b></p>
Unit Production:	<p><u>Projected</u>: Up to 100 units.</p> <p><u>Actual</u>: Planning entitlements granted for three mixed use projects - allowing 23 units.</p>
Evaluation and Recommendation:	<p>Policy 1.2 should be retained and Program 1.2.1. and Program 1.2.2. should be pulled forward as implementation measures to facilitate the development of Downtown mixed use projects with residential components. The Town can utilize prior approved planning entitlements in lieu of creating formal "development criteria" for mixed use projects with vertical or horizontal integration of residential uses, thereby allowing Program 1.2.3. to be dropped. The Town can depend upon data secured through the preparation of the EIR for the Danville 2030 General Plan as analysis of the merits/impacts of a possible expansion of areas allowing residential uses in the Downtown, thereby allowing Program 1.2.4. to be dropped.</p>
Policy 1.3	<p>Consistent with the 2002 amendment to California Government Code §65852.2 and Danville's Second Dwelling Unit Ordinance, facilitate the development of second units as an affordable housing alternative.</p>
Notes:	<p>The objective is to increase upon the relatively strong historic production rate of second units within existing single family neighborhoods. In areas where the dominant land use is single family residential, second units provide a substantial source of housing, typically being housing affordable-by-design to lower income households.</p>

Policy 1.3 - Continued	
Programs and Actions Taken:	<p><b>1.3.1.</b> Encourage development of second units through application of the Town’s second dwelling unit ordinance. <b>Action: The seven year planning period saw 92 second dwelling units developed.</b></p> <p><b>1.3.2.</b> Encourage second units in new construction as a development option to meet the requirements of the Town’s Inclusionary Housing Ordinance. <b>Action: During a portion of the planning period, the requirement to have 25% of the market rate units equipped with a second unit where such projects used second units to satisfy inclusionary housing requirements was lowered to a 10% match requirement. Several projects used second units to satisfy their inclusionary housing requirements during the planning period. ZTA 14-06 put the percentage of second units needed to meet inclusionary requirement for new projects - raising standard back to 25% from the 10% interim standard.</b></p> <p><b>1.3.3.</b> In conjunction with the TVAHC seek reduction of capital facility and/or connection fees assessed on new second units. <b>Action: The Town, along with the other four jurisdictions aligned with the Tri-Valley Affordable Housing Committee, implemented fee waivers for second units from regional traffic impact fees. Fees associated with second units for water (EBMUD) and sanitary sewer service (CCCSD) unfortunately increased rather than decreased during the planning period. Changes in the building code imposed a requirement to provide new units that are built, regardless of size, to provide fire suppression sprinklers - add to the development cost for second units. To mitigate these new service provider costs, the Town allows units that are missing one component of the requisite items to have a structure constitute a stand-alone dwelling unit (usually cooking facilities) to be processed as an accessory structure rather than as a second dwelling unit - allowing a bypass of most, or all, the cited capital facility or connection fees assessed by other agencies.</b></p> <p><b>1.3.4.</b> Update and distribute the Town’s "How-To" brochure for development of second units. <b>Action: The “How-To” brochure was updated twice during the planning period.</b></p> <p><b>1.3.5.</b> Initiate a ZTA to review the development standards applicable to second dwelling units and to consider the merits of a trial three-year program to relax the residency requirement. <b>Action: Approval of ZTA 14-04 in 2014 provided a comprehensive review of the development standards. The review resulted in a relaxation of the minimum side and rear yard setbacks and the streamlining of the review process (second units up to 1,000 square feet in size are a ministerial review). The definition of second units was modified to comply with state law and provisions for reasonable accommodation were created. A trial program to relax the residency requirement was considered - but not approved. In its place, the regulations allow unit-specific consideration of a temporary release of the residency requirement (through a Land Use Permit application).</b></p> <p><b>1.3.6.</b> Investigate the merits of developing “off-the-shelf” standardized plans to simplify the design costs for second units. <b>Action: Continue to use the public record review process as a form of “off-the-shelf” second units.</b></p> <p><b>1.3.7.</b> Consider an amnesty program to legalize illegal second units. <b>Action: As properties with illegal second units are put on the market or when substantial building additions are sought for such properties, the Building and Planning Divisions guide applicants through the process to identify and address life safety concerns that may be present and to identify potential pathways to provide full sanctioning of the work through a new or reactivated building permit.</b></p>
Unit Production:	<p><u>Projected:</u> 35-70 traditional second units and 20-40 inclusionary second units.</p> <p><u>Actual:</u> Approximately 70 traditional second units and 20 inclusionary second units.</p>

<b>Policy 1.3 - Continued</b>	
Evaluation and Recommendation:	Policy 1.3 should be retained and Programs 1.3.1. through Program 1.3.4., where modified to apply new action dates as applicable, should be pulled forward as implementation measures into the 2014-2022 Housing Element. Program 1.3.5. should be dropped in acknowledgement of the approval of 2014 ZTA pertaining to second dwelling units. Program 1.3.6. may be dropped recognizing the Town can continue to allow use of the public records review process of planning files and building permits in lieu of formal creation of “off-the-shelf” second unit design documents. Program 1.3.7. (included as replacement Program 1.3.5.) should be pulled forward as an implementation measure for the 2014-2022 Housing Element.
<b>Policy 1.4</b>	
	<b>Continue to cooperate with sub-regional initiatives to generate funding for affordable housing and to promote the development of affordable housing.</b>
Notes:	The policy calls for Danville to continue to be an active member of Tri-Valley Affordable Housing Committee (TVAHC), monitoring and supporting affordable housing efforts of other jurisdictions in the sub-region. A continuing focus of that effort is the support of the Tri-Valley Housing Opportunity Center (TVHOC) which provides credit counseling and other housing-related education and services to Tri-Valley residents and also supplies pre-screened/pre-qualified buyers and renters for below market rate units in the Tri-Valley area.
Programs and Actions Taken:	<b>1.4.1.</b> Continue participation in the Tri-Valley Affordable Housing Committee and related support of the Tri-Valley Housing Opportunity Center. <b>Action: Danville attends the quarterly TVAHC meetings - hosting the meetings on rotation. Danville continues to utilize the TVHOC for resident education on housing issues and for the initial and resale of below market units developed in Danville.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 1.4 should be retained and Program 1.4.1. should be pulled forward as an implementation measure into the 2014-2022 Housing Element.
<b>Policy 1.5</b>	
	<b>Maintain an up-to-date site inventory that details the amount, type and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development.</b>
Notes:	As part of the Housing Element update, Danville updates tables and maps depicting the remaining residential development potential in Danville. Sharing this information with potential developers will facilitate the development of new housing.
Programs and Actions Taken:	<b>1.5.1.</b> Annually update the residential development site inventory of the housing element (i.e., Tables 28, 29 and 30 and Figure A) to facilitate the dissemination of the amount, type, location and size of vacant and underutilized land suitable for residential development. <b>Action: The site inventory is available on the Town’s website and copies are available for distribution. The inventory is updated annually as the Town goes through budget preparation efforts (inventory assists revenue projections).</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 1.5 should be retained and Program 1.5.1. should be pulled forward into the 2014-2022 Housing Element as an implementation measure.

Policy 1.6	Support the development of additional affordable housing by non-profit and for-profit developers through financial assistance and / or use of zoning incentives.
Notes:	The Town partnered with Bridge Housing, Inc. to develop of a 74-unit senior EL and VL rental project in the Downtown area. While the closure of Danville’s Community Development Agency means there will be no new, unencumbered housing set aside funds, similar, smaller subsidized housing projects may be possible for other sites in the Danville.
Programs and Actions Taken:	<p><b>1.6.1.</b> Support affordable housing development by fee waiver or reduction, through direct financial assistance, by way of zoning incentives, and/or by way of land write-downs on properties owned by the Community Development Agency. <b>Action: The three Historic Resource projects cited above in discussion for Policy 1.2 each secured substantial historic resource incentives and all contained a residential component as part of a mixed use project.</b></p> <p><b>1.6.2.</b> Assign Community Development Agency housing set-aside funds towards the development of affordable housing (including payoff of bonds issued for the existing Bridge Housing senior apartment project). <b>Action: Danville directed Agency funds (and later directed Successor Agency funds) towards the payoff of bonds issued for the existing Bridge Housing senior apartment project during the planning period. The Town’s involvement in the senior project will ultimately be approximately \$5,300,000.</b></p> <p><b>1.6.3.</b> By 2011, directly solicit, evaluate, and utilize the expertise of the affordable housing development community to achieve the Town’s goals for affordable workforce and special needs housing, with such contact to be in the form of a Request for Qualifications (RFQ) process, or the equivalent. <b>Action: No action taken.</b></p>
Unit Production:	<p><u>Projected:</u> 25-50 affordable units.</p> <p><u>Actual:</u> A total of 23 units were approved in the three projects cited above in Policy 1.2 discussion - with two moderate income units to be supplied with the Danville Hotel project as deed-restricted affordable units and up to five more units as affordable by design moderate income rental units.</p>
Evaluation and Recommendation:	Policy 1.6 should be retained - but reworded to reflect the elimination of the Community Development Agency (CDA). Program 1.6.1. and Program 1.6.2. should be pulled forward as implementation measures into the 2014-2022 Housing Element - but should also be reworded to reflect the elimination of the Community Development Agency. Due to staffing limitations and acknowledging the relative scarcity of funding for affordable housing projects, Program 1.6.3. should be dropped. There remains an opportunity for residential uses in Downtown mixed projects on the two remaining DBD Area 11 sites (i.e., the Faz property and the BevMo property) and within the North Hartz Avenue area.
Policy 1.7	To address the projected 2007 - 2014 RHNA adequate site shortfall of for extremely low and very low income housing units and the projected 2007 - 2014 RHNA adequate site shortfall of for low income housing units, amend general plan and zoning regulations, followed by corresponding land use and zoning re-designations, so as to assure the provision of adequate sites to meet the State’s minimum sites test for the identified shortfalls.
Notes:	Analysis of Danville’s RHNA during the preparation of the Danville 2007-2014 Housing Element revealed a shortfall of multifamily residential sites. The shortfall was the acreage needed to accommodate 187 extremely low and very low households and to accommodate 34 low income households.

Policy 1.7 - Continued	
Programs and Actions Taken:	<p>1.7.1. As part of the scheduled update to the Danville 2010 General Plan, recalibrate the density ranges of the current multiple family residential land use designations to move the Residential - Multiple Family - High/Medium density range from a 18 - 22 units per acre density range to a 20 - 25 units per acre density range to establish a 20-unit per acre minimum density standard for this land use designation to address the projected 34 unit low income RHNA adequate site shortfall.</p> <p>1.7.2. As part of the scheduled update to the Danville 2010 General Plan, amend the general plan to create a new multiple family residential land use category providing for a density range of 25 - 35 units per acre (i.e., establish a "Residential - Multiple Family - High 25 - 35 units per acre" category in the general plan) to address the projected 187 unit extremely low and very low income RHNA adequate site shortfall.</p>
Programs and Actions Taken (Continued):	<p>1.7.3. As part of the scheduled general plan update to the Danville 2010 General Plan, select and re-designate that number of sites from the preliminary site listing for increased densities (i.e., Table 33 of this Housing Element) necessary to designate a minimum of 7.9 acres of land to a newly created Residential - Multiple Family - High 25 - 35 units per acre land use designation to address the 187 unit extremely low and very low income RHNA adequate site shortfall, permitting such lands to develop in this density range with owner occupied and/or rental multiple family uses by right (i.e., no conditional use permit, planned unit development application, or other discretionary review or approval required to secure the right to pursue a development entitlement at this density range).</p> <p>1.7.4. As part of the scheduled general plan update to the Danville 2010 General Plan, select and re-designate that number of sites from the preliminary site listing for increased densities (i.e., Table 33 of this Housing Element) necessary to designate such amount of land as determined necessary a minimum of 1.7 acres of land to the recalibrated Residential - Multiple Family - High/Medium 20 - 25 units per acre land use designation to address the 34 unit low income RHNA adequate site shortfall, permitting such lands to develop in this density range with owner occupied and/or rental multiple family uses by right (i.e., no conditional use permit, planned unit development application, or other discretionary review or approval will be required to secure the right to pursue a development entitlement at this density range).</p> <p><b>Actions for Programs 1.7.1. through 1.7.4.:</b> As a result of the RHNA shortfall analysis prepared by the Town, and by way of the Town's adoption of the 2030 General Plan, the Town re-designated 8.75 acres of land to a newly established Residential - Multifamily - High (25-30 units/acre) land use designation and designated an additional 2.0 acres to the Residential - Multifamily - High/Medium (20-25 units per acre) land use designation - a land use designation that had its density range recalibrated by the 2030 Plan from 18-22 units per acre to the 20-25 units per acre density range to meet the requisite 20 units per acre minimum density standard. Both sites were subsequently rezoned by a Town-initiated rezoning actions (refer to Town Ordinance No. 2013-05 for LEG 13-02 (ZTA &amp; PUD) and to Town Ordinance No. 2013-04 for LEG 13-01 (PUD) establish the "by-right" status to develop the properties at the cited densities.</p>
Unit Production:	<p><u>Projected</u>: Not quantified.</p> <p><u>Actual</u>: Not applicable.</p>

Policy 1.7 - Continued	
Evaluation and Recommendation:	The action steps set forth by Policy 1.7 and Program 1.7.1. through Program 1.7.4. were implemented resulting in the creation of 10.75 net acres of new multifamily property available for development at the density ranges qualifying them for the extremely low, very low and low income household ranges. Because the affected properties have not secured entitlements as of the adoption of the 2014-2022 Housing Element they will cover a measurable portion of the extremely low, very low and low income households components of the 2014-2022 RHNA. A revised Policy 1.7 should be retained and a replacement Program 1.7.1 should be included as an implementation measure into the 2014-2022 Housing Element. The new policy and program language should focus on maintaining the viability of the affected property for multifamily development.
Policy 1.8	
	<b>Prepare a new overlay zoning district for multiple family residential properties that applies floor area ratio standards on smaller, underutilized multiple family residential parcels, steering these properties towards a multiple family residential for-rent redevelopment option.</b>
Notes:	Many of Danville's remaining multifamily sites are relatively small in size, with their size potentially serving as a barrier from their being redeveloped with multiple family uses. It would be appropriate to review the merits of providing a new overly zoning that applies floor area ratio, building coverage and/or building height standards for these properties that would facilitate their redevelopment with newer, denser multiple family residential uses.
Programs and Actions Taken:	<b>1.8.1.</b> As a part of the Danville 2010 General Plan update, provide policy framework for the development of a zoning overlay district for smaller, underutilized multiple family residential parcels that would facilitate their redevelopment with new, or denser, multiple family residential uses. <b>Action:</b> No action for this Program was taken during the planning period due to staffing constraints and due to the priorities placed on the Planning Division (i.e., the update of the General Plan and the rezoning actions associated with the RHNA shortfall.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 1.8 should be retained and Program 1.8.1. should be pulled forward as an implementation measure into the 2014-2022 Housing Element. Consideration should be given to add a new Program 1.8.2. to have the Town consider the merits of offering a tiered density bonus program based on lot size to encourage consolidation of small lots for multifamily development.
Policy 1.9	
	<b>In preparation of the Housing Element planning period that follows the current 2007-2014 planning period, make early identification of possible sites where residential densification might have merit.</b>
Notes:	With the construction that occurred during the 2007-2014 planning period (366 net housing units after accounting for 49 demolitions), the Town has moved closer to build out. Assuming certification of the 2014-2022 Housing Element through a streamlined HCD review process (and the resultant eligibility for an eight-year timeline for the Housing Element) it is likely that Danville will need to identify sites for residential densification for the 2022-2030 RHNA planning period. To be in a position to have those sites available early in that Housing Element planning period, related studies should commence as part of an update to the Danville 2030 General Plan Update effort and/or as a separate and subsequent review of additional/alternate sites during the later stages of the current Housing Element planning period.

Policy 1.9	
Programs and Actions Taken:	<b>1.9.1.</b> During the later stages of the current Housing Element planning period, conduct a Town-initiated general plan amendment/rezoning to study with the goal of identifying candidate sites where higher density residential development might be feasible and appropriate. <b>Action:</b> The EIR prepared and certified for the Danville 2030 General Plan reviewed potential environmental impacts associated with changing the land use designation of 14 sites (being individual sites or aggregation of sites) constituting just under 30 acres to accommodate multifamily use. While ultimately on two sites - 10.75 acres in aggregate area - were re-designated through the 2030 Plan for multifamily use, the analysis in the EIR may have value moving forward for consideration of some of the other sites for multifamily designation either as private-sponsored General Plan Amendment Studies or later Town-initiated reviews.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 1.9 should be retained and Program 1.9.1. should be pulled forward as an implementation measure into the 2014-2022 Housing Element. While it is not possible to estimate Danville’s RHND allocation for the 2022-2030 RHNA, it is likely that Danville will need to identify new sites for residential densification to be able to demonstrate how the 2022-2030 RHNA allocation would be met. To be in a position to have those sites available early in the 2022-2030 planning period, related studies should commence during the later stages of the 2014-2022 planning period. In parallel to that effort, the Town should actively engage with the ABAG process for 2022-2030 relative the RHNA allocation methodology used and the actual RHNA allocation.

GOAL 2.0	IMPROVE HOUSING AFFORDABILITY FOR BOTH RENTER OCCUPIED AND OWNER OCCUPIED HOUSEHOLDS
Policy 2.1	Promote density bonuses to developers that build affordable housing units.
Notes:	Danville provides density bonuses and additional housing incentives to qualified new housing projects. The obligation to provide a density bonus is triggered when a residential development sets aside units for one or more of specified target populations (e.g., very low income households).
Programs and Actions Taken:	<b>2.1.1.</b> Update the Town’s existing density bonus ordinance to bring it into compliance with the minimum standards set forth by state statute. As part of the update process, identify areas where more relaxed standards than set forth by state regulations might be utilized to enhance the delivery of affordable housing. <b>Action: Density Bonus regulations were updated through the approval of ZTA14-05, bringing Danville’s regulations in line with state law.</b> <b>2.1.2.</b> Utilize the applicable density bonus regulations (i.e., state regulations until the local ordinance is updated) to encourage the development of affordable housing. <b>Action: Two projects invoked density bonus during the planning period: (a) the 97 unit Quail Ridge project that secured a 35% density bonus through the provision of seven very low income households for-rent multifamily units; and (b) the 80 Laurel Drive project that enlarged an existing 6-unit apartment project by adding four additional units while enlarging other units - with the density bonus linked to entering into a 30-year agreement to maintain one of the units for a low income household.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Seven very low income households for-rent multifamily units.

Policy 21 - Continued	
Evaluation and Recommendation:	Policy 2.1 should be retained and Program 2.1.2. (renumbered as Program 2.1.1.) should be pulled forward as an implementation measure into the 2014-2022 Housing Element. Program 2.1.1. in acknowledgement of the approval of 2014 ZTA pertaining to density bonus regulations.
Policy 2.2	
Notes:	<b>Promote energy conserving practices in the location, construction, renovation, and maintenance of housing in Danville.</b> The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness and the application of appropriate technology. Energy consumption can be reduced by assuring new residential development is compact in design; is located near jobs, services and public transportation; is designed to maximize solar orientation; and/or complies with State energy conservation. Conserving energy reduces the percentage of household income devoted to housing related costs through utility bill savings.
Programs and Actions Taken:	<p><b>2.2.1.</b> Promote mixed use projects that contain a residential component in areas designated for mixed use development. <b>Action: For a three-year period extending into the early portion of the 2007-2014 planning period (i.e., until late 2008) the north end of the Downtown was designated DBD Area 11 - Special Opportunity District. Area 11 allows non-ground floor residential by right. Three sites Downtown were permanently re-designated Area 11 (i.e., the Danville Hotel site - which subsequently secured an approval to build under Area 11 standards - and the Faz Restaurant and the BevMo sites. Late in the 2007-2014 planning period the EIR prepared and certified for the Danville 2030 General Plan analyzed the impacts of a permanent conversion of the north end of the Downtown to the Area 11 designation. While that change was not made with the approval of the 2030 Plan, the analysis is available for any future private-initiated project. In addition to the 18 residential units approved for the Danville Hotel mixed use project, two other approved mixed use projects provide for vertical or horizontal residential use as part of a mixed use project (i.e., the Weinberg/148 E. Prospect Ave. and the In-Design/120 Linda Mesa Ave. projects).</b></p> <p><b>2.2.2.</b> Allow minor variations to minimum zoning setbacks where such flexibility serves to increase energy efficiency of new housing units. <b>Action: No variances received during the planning period requesting deviation from underlying zoning setbacks to secure energy efficiency. The Town has changed the review process for ground mounted solar panels in areas subject to discretionary design review to make these permits ministerial (i.e., building permit only).</b></p> <p><b>2.2.3.</b> Enforce the State's energy efficiency standards for new residential construction and renovations to existing structures (i.e., the California 2008 Building Energy Efficiency Standards). <b>Action: Standards enforced as required.</b></p>
Programs and Actions Taken (Continued):	<b>2.2.4.</b> Encourage innovative design to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods. As a part of the Danville 2010 General Plan update, and as framed by the greenhouse gas emissions inventory completed for Danville in June 2008 and the first phase of the Climate Action Plan adopted by the Town in May 2009, identify appropriate land use policies to direct new development in a manner consistent with the Town goal of reducing the current level of greenhouse emissions by 15% by the year 2020. <b>Action: In March of 2013, in parallel with the adoption of the Danville 2030 General Plan, the Town adopted a Sustainability Action Plan (SAP). The SAP addresses the major sources of GHG emissions in Danville and the strategies that the Town and community can encourage to attain and exceed the State GHG emissions reduction target. Implementation of the Sustainability Action Plan will guide Danville's efforts to meet ambitious emission reduction targets adopted by the State of California.</b>

Policy 2.2. - Continued	
Unit Production:	<u>Projected</u> : Not quantified. <u>Actual</u> : Not applicable.
Evaluation and Recommendation:	Policy 2.2 should be retained and Program 2.2.1. through 2.2.4. should be pulled forward as an implementation measure into the 2014-2022 Housing Element, modifying the language used as appropriate to recognize the current Energy Code (i.e., the 2013 California Energy Code) and the Town's action to adopt a Sustainable Action Plan.
Policy 2.3	
Notes:	Require a minimum percentage of low or moderate income housing to be provided in new residential developments. Danville has imposed inclusionary housing policies since the early 1990's, yielding 397 affordable units through entitlements granted to 40 projects providing for a total of 1,525 units. The vast majority of projects subject to the program secured approvals at the top end of their respective allowable density ranges (i.e., 34 of 40 projects) and
Programs and Actions Taken:	<b>2.3.1.</b> Continue to require new developments to provide the requisite minimum percentage of low or moderate income housing in their project through imposition of the regulations contained in the Town's Inclusionary Housing Ordinance. <b>Action: During the 2007-2014 planning period, the Town approved seven residential projects that were subject to inclusionary requirements. Two projects (i.e., Elworthy Ranch/California Meadows and the apartment project at 80 Laurel Drive) used an amalgamated density bonus/inclusionary housing process. Two projects will meet their inclusionary requirement through provision of second dwelling units. A 38-unit for-sale project was deemed affordable by design as over 2/3rds of the units sold at prices making them affordable to 3- and 4-person households earning ≤median income (i.e., mid-point of moderate income for the area). One project will provide one of the nine units in the project as a for-sale unit and the final project will provide two of 18 units in the project as for-rent moderate income units. Collectively, the seven units will provide 50 affordable units among the 258 units authorized by the approvals.</b>
Programs and Actions Taken (Continued):	<b>2.3.2.</b> Review current regulations contained in the Town's Inclusionary Housing Ordinance to determine the merits of requiring smaller residential projects (i.e., projects below the current eight-unit threshold) to comply with inclusionary housing requirements and to consider the merits of imposing longer terms of affordability (e.g., 30-year term versus the 20-year term of affordability that is currently imposed). <b>Action: Merits of making changes were considered during the update of the inclusionary requirements under ZTA 14-06 - with the updated ordinance not changing the threshold for project size (deemed to constitute too large a burden on smaller projects) and not changing the term of affordability (deemed to potentially make units overly burdensome to sell).</b> <b>2.3.3.</b> Review current regulations contained in the Town's Inclusionary Housing Ordinance to address both constraints and opportunities associated with small infill developments. <b>Action: Done as part of the review for ZTA 14-06.</b>
Unit Production:	<u>Projected</u> : Annual production of 4-8 moderate units and 4-8 low income units <u>Actual</u> : 28 for-sale moderate income units; 2 for-rent moderate income units 1 for-rent low income units; 7 for-rent very low income units; and 12 for-rent low income 2 <sup>nd</sup> units

<b>Policy 2.3 - Continued</b>	
Evaluation and Recommendation:	Policy 2.3 should be retained and Program 2.3.1 should be pulled forward as an implementation measure into the 2014-2022 Housing Element. Program 2.3.2 should be pulled forward after revising the focus of the program to change from “review the regulations” to a “monitor the effectiveness of the regulations” context - in recognition that ZTA 14-06 provided a comprehensive review of the inclusionary housing regulations. Program 2.3.3 should be replaced with a new implementation measure directing the Town to monitor litigation responding to the Palmer/Sixth Street Properties L.P. v. City of Los Angeles ("Palmer") decision to determine if further amendment to Danville’s Inclusionary Housing Ordinance is warranted.
<b>Policy 2.4</b>	
Notes:	The Town has relatively relaxed home occupation regulations with prior amendments to the regulations providing a relaxation of the range of businesses that may be considered for operation out of the home and a loosening of the operational restrictions for home occupations (e.g., loosening of restrictions regarding presence of non-occupant employees).
Programs and Actions Taken:	<b>2.4.1.</b> Review such home occupation regulations for potential amendment where such changes serve to facilitate appropriate types of home occupations. <b>Action: Under ZTA 14-01, ZTA 14-02 and ZTA 14-03 the Town made additional revisions (further liberalizing the regulations) to the home occupation regulations.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 2.4 should be retained and Program 2.4.1 should be pulled forward as an implementation measure into the 2014-2022 Housing Element after modifying the language from change from a “review the regulations” to “monitor the effectiveness of the regulations” context - in recognition that ZTA actions that provided a comprehensive review of the home occupation regulations.
<b>Policy 2.5</b>	
Notes:	Providing a forum for regular, ongoing review of progress made to implement adopted housing goals, policies and implementation measures will help assure the Town stays on point to develop and implement the programs set forth in the Housing Element in a timely and thorough manner.
Programs and Actions Taken:	<b>2.5.1.</b> On a minimum once-a-year basis, conduct a noticed public hearing before the Town Council to review progress made to further the goals, policies and implementation measures of the 2007 - 2014 Housing Element, with such effort to parallel the annual mandated reports to HCD. <b>Action: Formal, noticed public hearing review occurred only two years as the 2007-2014 Housing Element was under preparation or being revised (to respond to HCD’s review comments) up through the end of 2009 (so noticed public hearings for the update served in place of progress review hearings) and in recognition that the Town was actively engage in efforts to update to the General Plan for much of 2011 through early 2013 - with the update being the major implementation measure coming out of the 2007-2014 Housing Element.</b> <b>2.5.2.</b> Secure direction from the Town Council to prioritize housing implementation efforts on a minimum once-a-year basis. <b>Action: See comment for 2.5.1 above.</b>

Policy 2.5 - Continued	
Unit Production:	<u>Projected</u> : Not quantified. <u>Actual</u> : Not applicable.
Evaluation and Recommendation:	Policy 2.5 should be retained and Program 2.5.1 and Program 2.5.2 should be pulled forward as implementation measures into the 2014-2022 Housing Element. With the earlier completion of the Housing Element update - coupled with no need to initiate a General Plan Update to address a RHNA shortfall - the Town will need to keep housing issues before the Town Council by being more diligent on completing the annual review process.
Policy 2.6	
Notes:	Continue to fulfill the obligation to provide replacement housing for housing units removed in the redevelopment area administered by the Community Development Agency of the Town of Danville.  With the elimination of redevelopment agencies throughout the state, the Town agreed to take on the task of serving as the Successor Housing Agency to the former Community Development Agency (CDA) of the Town. While the former CDA had actively facilitated the provision of affordable housing in the downtown project area through the use the CDA's 20% housing set aside funds, the resources of the Successor Housing Agency are considerably more limited and the legal powers/obligations of the Successor Housing Agency have not been clearly defined as of the time of the adoption of the 2014-2022 Housing Element. The Successor Housing Agency does have assets, including ownership of two small parcels of land in the Downtown, which could potentially be sold or used for the provision of affordable housing.
Programs and Actions Taken:	<b>2.6.1.</b> By the end of 2010, conduct a mid-term review of the AB 1290 Redevelopment and Housing Implementation Plan and update the Plan as necessary. <b>Action: While the former CDA did approve the Implementation Plan in February 2010, the subsequent elimination of the CDA changed the obligations of, and therefore the focus of, the CDA during the planning period. The Redevelopment and Housing Implementation Plan effectively becoming irrelevant as the CDA was shut down along with all CDAs in throughout the state.</b> <b>2.6.2.</b> Continue to facilitate the development of replacement housing in the redevelopment project areas as required. <b>Action: Per comments in "Notes" above, the role of the Successor Housing Agency is yet to be fully defined.</b>
Unit Production:	<u>Projected</u> : Two replacement units needed at the time of adoption of the 2007-2014 Housing Element. <u>Actual</u> : Need met by the 74-unit extremely low and very low income Bridge/Danville senior apartment project.
Evaluation and Recommendation:	Policy 2.6 should be retained and Program 2.6.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure. Both should be modified to reflect the shift of rights and duties resulting in the shutdown of the CDA and the Town's new capacity as Successor Agency and Successor Housing Agency.
Policy 2.7	
Notes:	Assure that all affordable housing development receiving governmental sector and/or private sector subsidizes contain mechanisms providing for long term affordability.  The policy acknowledges that after affordable housing is developed it is important to determine ways to the housing continues to be affordable for as long as feasible, especially housing benefiting from governmental and/or private sector subsidies.
Programs and Actions Taken:	<b>2.7.1.</b> Maintain affordability for intended period of time through well written contracts and/or deed restrictions and ongoing monitoring for compliance. <b>Action: The Town continued to use deed restrictions to address term of affordability obligations for affordable housing established in Town.</b>

Policy 2.7 - Continued	
Unit Production:	<u>Projected</u> : Not quantified. <u>Actual</u> : Not applicable.
Evaluation and Recommendation:	Policy 2.7 should be retained and Program 2.7.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure.
Policy 2.8	
Notes:	Increase the number of low income and moderate income households that own their homes through partnership in various County-administered first-time homebuyer programs. The policy calls for the Town to participate with Contra Costa County, non-profit organizations, and other agencies who offer first-time homeownership programs.
Programs and Actions Taken:	<b>2.8.1.</b> Participate, where opportunities present themselves through County-administered housing programs, with first-time homeownership programs (e.g., the Contra Costa County’s American Dream Down Payment Initiative program and the Mortgage Credit Certificate program. <b>Action: The Town’s participation as part of the Urban County translates to the availability of more funding to programs like the County administered Mortgage Credit Certificate program. The criteria used to determine qualifying buyers means few existing units in Town to qualify for the program (due to high cost of housing in Danville). Action that can, and should continue to be taken by the Town, includes the dissemination of information to the public about this and other County-administered programs.</b>
Unit Production:	<u>Projected</u> : 2-5 units. <u>Actual</u> : No units during planning period.
Evaluation and Recommendation:	Policy 2.8 should be retained and Program 2.8.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure. The language used for Program 2.8.1 should be modified to drop the reference of a specific first time homeownership program as they can, and have, changed over time.
Policy 2.9	
Notes:	Research the opportunities and merit of supporting shared housing opportunities in Danville through Town contribution to appropriate County agencies and/or community-based organizations. Contra Costa County has established programs to encourage and support the provision of shared housing. In support such programs, Danville could make contributions to County agencies already providing the service and/or could support community-based organizations to support programs that would help residents find affordable housing opportunities, including shared housing and roommate referrals.
Programs and Actions Taken:	<b>2.9.1.</b> Research the opportunities and merits of supporting shared housing opportunities in Danville through Town-contribution to appropriate County agencies and/or community-based organizations. <b>Action: No actions taken beyond dissemination of information about County-administrated programs. Housing options made available under the heading of small family or large family residential care facilities have the potential to address this policy as well.</b>
Unit Production:	<u>Projected</u> : Not quantified. <u>Actual</u> : Not applicable.
Evaluation and Recommendation:	Policy 2.9 should be retained and Program 2.9.1 (modified to change to a new action date) should be pulled forward into the 2014-2022 Housing Element as an implementation measure.

<b>GOAL 3.0</b>	<b>INCREASE THE SUPPLY OF APPROPRIATE SUPPORTIVE HOUSING FOR SPECIAL NEEDS POPULATIONS</b>
<b>Policy 3.1</b>	<b>Continue efforts to identify and meet the housing needs for special needs populations.</b>
Notes:	In addition to the development of affordable housing in general, Danville should work to identify and address the housing needs of special needs households and individuals in Danville, including the mentally and physically disabled persons, seniors, large family households, persons with developmental disabilities, etc.
Programs and Actions Taken:	<p><b>3.1.1.</b> Allow techniques such as use of smaller unit sizes, parking standard reductions and common dining facilities and fewer amenities for senior projects. <b>Action: Senior independent living facilities entitled by the Town (e.g., Danville Lodge and Sycamore Place) have been authorized with reduced parking standards - with such review being on a project-by-project basis.</b></p> <p><b>3.1.2.</b> Facilitate the development and operation of proposed small family residential care facilities (6 or fewer beds) and large family residential care facilities (7 - 12 beds) serving special needs households and individuals, with special emphasis on meeting the housing needs of Danville residents with developmental disabilities. <b>Action: Consistent with the requirements of SB2, ZTA 14-01 (Single Family Residential Districts), ZTA 14-02 (Two Family Residential District), and ZTA 14-03 (Multifamily Residential Districts), amended the municipal code to all to the list of allowed uses: group homes, transitional housing, and supportive housing including six or fewer residents. These three ZTAs also amended the municipal code to establish group homes, transitional housing, and supportive housing including more than six residents to be added in those districts as uses that may be considered through the conditional uses permit process.</b></p> <p><b>3.1.3.</b> As merit is determined, support the development of housing for special needs populations through direct financial assistance, zoning incentives (e.g., density bonuses) and/or land write-downs (e.g., fee waiver or reduction), with a priority given to the housing needs of extremely low income households. <b>Action: No projects proposed for cited special needs population during the planning period. Town consistently cites the Morris/Storer rental project, which serves up to six developmentally disabled persons, as a means to meet inclusionary housing requirements in a manner where the below market rate units are small (one-bedroom or studio) and where the units do not need to be supplied with corresponding parking.</b></p> <p><b>3.1.4.</b> By 2012 address and, where appropriate and legally possible, remove governmental constraints, or provide reasonable accommodations for, housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. <b>Action: Handled through the adoption of Ordinance No. 2014-09 - Reasonable Accommodation to the Danville Municipal Code.</b></p> <p><b>3.1.5.</b> Review the single family and multiple family zoning regulations to assure appropriate and clear flexibility is built into the regulations to allow variation either by right or through the administrative variance process that is "armed" up front with clearly defined findings that would allow authorization to grant minor variances to provide reasonable accommodation. <b>Action: Handled not through amendment the single family and/or multifamily zoning regulations but rather through the adoption of Ordinance No. 2014-09 - Reasonable Accommodation to the Danville Municipal Code.</b></p> <p><b>3.1.6.</b> Analyze the Town's fee schedule and planning entitlement review and permitting process to assure reasonable accommodation is provided to future housing projects serving special needs groups, including seniors and persons with disabilities, with funding assistance and other regulatory concessions/incentives, as appropriate and subject to funding availability. <b>Action: Under ZTA 14-03 the Town formalized a staff level review for applications for reasonable accommodation- with the fee associated with the review to align with processing fees for variance requests handled administratively. The Reasonable Accommodation Ordinance provides for fee reduction or waiver where financial hardship is documented.</b></p>

Policy 3.1 - Continued	
Programs and Actions Taken (Continued):	<p><b>3.1.7.</b> Review, and update as necessary, the definitions of “family” and “single family residence” to comply with all federal and State fair housing laws – making sure the definitions do not distinguish between related and unrelated persons and do not impose limitations on the number of persons that may constitute a family. <b>Action: Under ZTA 14-01, ZTA 14-02 and ZTA 14-03 the Town revised the definition of “family” used in the municipal code to comply with federal and State fair housing laws.</b></p> <p><b>3.1.8.</b> Enforce Universal Design requirements issued by the California Department of Housing and Community Development. <b>Action: Handled through plan check reviews through the Building Division.</b></p>
Unit Production:	<p><u>Projected:</u> 6 to 12 beds yearly.</p> <p><u>Actual:</u> Not calculated as beds supplied by small family care facilities are exempt from local land use regulation.</p>
Evaluation and Recommendation:	<p>Policy 3.1 should be retained. Program 3.1.1 should be modified (expand the language to cover other special needs groups). Program 3.1.4 should also be modified to acknowledge the Town adopted a Reasonable Accommodation Ordinance (language should change from a “prepare regulations” to “monitor the effectiveness of the existing regulations” context in recognition the associated 2014 ZTA action). Program 3.1.5 should be dropped as the Reasonable Accommodation Ordinance, not the Single Family or Multifamily Ordinances, spells out the process for the Town to consider a request for reasonable accommodation. Program 3.1.6 should be dropped as the Reasonable Accommodation Ordinance provides for fee reduction or waiver where financial hardship is documented. Program 3.1.7 should be dropped as ZTA 14-01, ZTA 14-02 and ZTA 14-03 revised the definition of “family” used in the municipal code to comply with federal and State fair housing laws. Program 3.1.2 and Program 3.1.3 should be pulled forward into the 2014-2022 Housing Element as implementation measures – with an acknowledgement of the relative scarcity of funding for affordable housing programs and projects. Program 3.1.8 – where renumbered to be Program 3.1.5 should be pulled forward into the 2014-2022 Housing Element as implementation measure.</p>
Policy 3.2	
Notes:	<p><b>Strive to ensure that homeless individuals and families can obtain decent, suitable and affordable shelter.</b></p> <p>While there are not any homeless shelters within the San Ramon Valley, there are various facilities in Contra Costa County operating, in part, as a result of funding made available to the Urban County. As a member-jurisdiction of the Urban County, these facilities are available to qualifying households and individuals from Danville. In recognition of Senate Bill 2 (enacted in 2007), the Town’s zoning regulations needed to be amended to make emergency shelters a permitted use upon issuance of a ministerial permit somewhere in Town.</p>
Programs and Actions Taken:	<p><b>3.2.1.</b> Continue to support the creation and operation of transitional housing programs operated by Contra Costa County and non-profit housing groups. <b>Action: Town’s participation is to be a member of the Urban County with Danville’s population contributing to the funding received for use on the various programs associated with transitional housing.</b></p> <p><b>3.2.2.</b> Establish and maintain an active relationship with agencies serving the Valley’s homeless population (e.g., Shelter, Inc.) to secure up-to-date information about the number, type, and needs of the homeless population in the Valley. <b>Action: Information on the location and use restrictions/regulations of Contra Costa County facilities and facilities serving the Alameda County cities of the Tri-Valley are disseminated to Danville staff that may have contact with homeless.</b></p>

Policy 3.2 - Continued	
Programs and Actions Taken:	<p><b>3.2.3.</b> Consistent with SB 2, initiate and complete a zoning text amendment review to amend the Danville Municipal Code to permit the establishment of emergency shelters through a ministerial permit process within DBD; Downtown Business District - Area 3 Old Town Mixed Use, with such review verifying that there is sufficient capacity to accommodate the need for the emergency shelter and to develop at least one shelter. <b>Action: Handled through a 2013 ZTA action that updated/amended the DBD; Downtown Business District regulations establishing homeless shelters as an allowed use in the Downtown for properties carrying DBD Area 3 - Old Town Mixed Use zoning.</b></p> <p><b>3.2.4.</b> Amend the Municipal Code to provide a definition of homeless shelters that is consistent with the definition contained within Health and Safety Code Section 50801(e). <b>Action: Handled through a 2013 ZTA action that updated/amended the DBD; Downtown Business District regulations</b></p>
Unit Production:	<p><u>Projected:</u> Not quantified.  <u>Actual:</u> Not applicable.</p>
Evaluation and Recommendation:	<p>Policy 3.2 should be retained and Program 3.2.1. and Program 3.2.3 should be pulled forward into the 2014-2022 Housing Element as implementation measures. Program 3.2.3. and Program 3.2.4. should be dropped as the action called for occurred through approval of various ZTAs in 2013 and 2014.</p>
Policy 3.3	
Notes:	<p><b>Consistent with the intent and requirements of SB 2, facilitate and encourage the creation and operation of supportive housing.</b></p> <p>To facilitate and encourage the provision of supportive housing in Danville, the Municipal Code needed to be amended to clearly define supportive housing and to identify zoning districts that permit or conditionally permit supportive housing. Actions taken needed to be consistent with the intent and requirements of Senate Bill 2. The zoning text amendment used to make the requisite changes also needed to clearly the land use permit review process required for larger supportive housing facilities (i.e., facilities with greater than six residents).</p>
Programs and Actions Taken:	<p><b>3.3.1.</b> Initiate and complete a zoning text amendment review to amend the Danville Municipal Code consistent with the intent and requirements SB 2 to define supportive housing and to indicate that supportive housing is considered a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, while differentiating between potential small family facilities (i.e., facilities serving six or fewer persons), large family facilities (i.e., facilities serving six to twelve persons), and those potential facilities serving in excess of twelve persons - as is appropriate and consistent with state law. Through the zoning text amendment process, clarify the land use permit process that would be required to be followed where authorization is sought to establish transitional housing facilities serving more than six persons. <b>Action: Under ZTA 14-01, ZTA 14-02 and ZTA 14-03 the Town amended the municipal code to provide a definition of Supportive Housing consistent with the directive of SB 2 and amended the regulations in the single family, two family, and multifamily zoning districts allowing Supportive Housing serving six or fewer residents as an allowed use and allowing consideration of Supportive Housing serving more than six residents as a conditional use.</b></p>
Unit Production:	<p><u>Projected:</u> 6 to 12 beds for planning period.  <u>Actual:</u> None known.</p>

Policy 3.3 - Continued	
Evaluation and Recommendation:	Policy 3.3 should be retained and Program 3.3.1 should be modified and pulled forward into the 2014-2022 Housing Element as an implementation measure. The modification would be to recognize the revisions made through the actions taken on ZTA 14-01, ZTA 14-02 and ZTA 14-03 and to have the Town monitor the effectiveness of the regulations to meet the intent of Policy 3.3.
Policy 3.4	
Notes:	Consistent with the intent and requirements of SB 2, facilitate and encourage the creation and operation of transitional housing. Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. To facilitate and encourage the provision of transitional housing in Danville, the Municipal Code needed to be amended to clearly define transitional housing and to identify zoning districts that permit or conditionally permit transitional housing. Actions taken needed to be consistent with the intent and requirements of Senate Bill 2. The zoning text amendment used to make the requisite changes also needed to clearly the land use permit review process required for larger transitional housing facilities (i.e., facilities with greater than six residents).
Programs and Actions Taken:	<b>3.4.1.</b> Initiate and complete a zoning text amendment review to amend the Danville Municipal Code consistent with the intent and requirements SB 2 to define transitional housing and to indicate that transitional housing is considered a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, while differentiating between potential small family facilities (i.e., facilities serving six or fewer persons), large family facilities (i.e., facilities serving six to twelve persons), and those potential facilities serving in excess of twelve persons - as is appropriate and consistent with state law. Through the zoning text amendment process, clarify the land use permit process that would be required to be followed where authorization is sought to establish transitional housing facilities serving more than six persons. <b>Action: Under ZTA 14-01, ZTA 14-02 and ZTA 14-03 the Town amended the municipal code to provide a definition of Transitional Housing consistent with the directive of SB 2 and amended the regulations in the single family, two family, and multifamily zoning districts allowing Transitional Housing serving six or fewer residents as an allowed use and allowing consideration of Transitional Housing serving more than six residents as a conditional use.</b>
Unit Production:	<u>Projected:</u> 8 to 14 beds for planning period. <u>Actual:</u> None known.
Evaluation and Recommendation:	Policy 3.4 should be retained and Program 3.4.1 should be modified and pulled forward into the 2014-2022 Housing Element as an implementation measure. The modification would be to recognize the revisions made through the actions taken on ZTA 14-01, ZTA 14-02 and ZTA 14-03 and to have the Town monitor the effectiveness of the regulations to meet the intent of Policy 3.4.
Policy 3.5	
Notes:	By 2012, and consistent with the intent and requirements of SB 2, revise the Danville Municipal Code to facilitate and encourage the creation and operation of Single Room Occupancy (SRO) Units by revising the Municipal Code. A SRO unit is small housing unit, with or without cooking facilities, which can serve as affordable housing and/or can serve as an entry point into the housing market for formerly homeless people. SB 2 requires jurisdictions to identify sites for, and facilitate and encourage the development of, a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, <i>single-room occupancy units</i> , emergency shelters, and transitional housing (emphasis added). In conjunction with review of other Municipal Code, Danville should consider the merits of identifying zoning and development standards that would allow and encourage the construction of new SROs.

Policy 3.5 - Continued	
Programs and Actions Taken:	<b>3.5.1.</b> Initiate and complete a zoning text amendment review to amend the Danville Municipal Code consistent with the intent and requirements SB 2 to add SROs as conditionally permitted second floor uses in those portions of the DBD; Downtown Business District that allow residential uses. Develop criteria during the zoning amendment process that would be used to review land use permit applications for SROs, with such criteria to be performance standards that are not specific to the proposed use. Potential conditions for approval of such facilities could include hours of operation, requirements for basic security, loading requirements, and facility management. To be consistent with SB 2 mandate, conditions of approval for such uses would need to be similar to those for other similar uses in the same zones and so as to not serve as a constraint to the development of SROs. <b>Action: Merits of SROs as an allowed use in the downtown were considered and evaluated, but ultimately rejected, as a part of a zoning text amendment effort in 2014.</b>
Unit Production:	<u>Projected:</u> 6 to 12 beds for planning period. <u>Actual:</u> None known.
Evaluation and Recommendation:	Policy 3.5 Deleted in recognition of that the merits of adding SROs as an allowed use in the Downtown was considered and rejected as part of the zoning text amendments considered in 2014.

GOAL 4.0	CONSERVE AND IMPROVE EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS
Policy 4.1	Participate in the Weatherization Program administered by Contra Costa County and the Low Income Home Energy Assistance and the Energy Crisis Intervention Programs administered by the State Department of Community Services and Development
Notes:	The County-administered weatherization program provides free energy efficiency upgrades for eligible low income households to lower their monthly utility bills. The California Department of Community Services and Development (CSD) administers the federally funded Low-Income Home Energy Assistance Program, which assists with energy bills and offset heating and/or cooling energy costs for eligible low income households. CSD also administers the Energy Crisis Intervention Program, which provides assistance to low-income households that are in a crisis situation.
Programs and Actions Taken:	<b>4.1.1.</b> Through the Town's quarterly newsletter and web site disseminate information on the Weatherization Program and the Low Income Home Energy Assistance and the Energy Crisis Intervention Programs. <b>Action: The information was posted on the Town's website as a part of the 2007-2014 Housing Element.</b> <b>4.1.2.</b> Provide education on energy conservation. <b>Action: Major effort was the 2013 adoption of a Sustainable Action Plan (SAP) - conducted in parallel to the adoption of the 2030 General Plan. The EIR prepared for these two policy documents, as well as the SAP itself, provide extensive information on ways to conserve energy. They are posted on the Town's website for public viewing and use.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.1 should be retained and Program 4.1.1 (modified to acknowledge Town no longer distributes a quarterly newsletter and to cite both the LIHEAP and the ECIP programs available through County-Administered programs) and Program 4.1.2. should be pulled forward into the 2014-2022 Housing Element as implementation measures.

<b>Policy 4.2</b>	<b>Participate in the County-administered Housing Choice Voucher and Shelter Care Plus Programs to provide rental assistance to qualifying extremely low and very low income households, including family, senior and disabled households.</b>
Notes:	The County administers the programs distributing federal rental assistance funds. The County has previously sought to reduce the historic geographic isolation of lower income households and has established payment standards applicable to the Danville area, thereby promoting tenant mobility and addressing a goal of de-concentration of tenant-based assistance in some of the County's historically concentrated lower income areas. The relatively high rental costs for housing in Danville can serve as a barrier for use of this program, but the program criteria may allow some number of existing or future rental units in Town to qualify. Educating property owners of rental properties about the program may lead to higher utilization of the program in Danville.
Programs and Actions Taken:	<b>4.2.1.</b> Through the Town's quarterly newsletter and web site, disseminate information about the Housing Choice Voucher and Shelter Care Plus programs to apartment project owners/managers and to potential program recipients. <b>Action: Meetings with prospective builders whose projects would be subject to inclusionary requirements and/or are considering invoking density bonus for the project includes discussion of how very low income households might be an option where Section 8 vouchers could be utilized.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.2 should be retained and Program 4.2.1 and Program 4.2.2 (both modified to refer generically to federal rental assistance programs rather than specifically citing the Housing Choice Voucher and the Shelter Care Plus programs) should be pulled forward into the 2014-2022 Housing Element as implementation measures. Program 4.2.1 should be further modified to acknowledge Town no longer distributes a quarterly newsletter.
<b>Policy 4.3</b>	<b>Participate in the Contra Costa County Housing Authority-administered Neighborhood Preservation Program to provide rehabilitation loans to qualifying rental projects.</b>
Notes:	The Neighborhood Preservation Program provides loans both to low income households (potentially as no-interest, deferred payment loans) and to moderate income households (potentially as three percent interest loans). Recipients must be owner-occupants of their homes, with a minimum ownership of six months required. The loans are to correct health and safety problems and improving livability. The program is administered by the County through the Neighborhood Preservation Program of the County Building Inspection Division and is available to residents of communities that are part of the Urban County.
Programs and Actions Taken:	<b>4.3.1.</b> Through the Town's quarterly newsletter and web site, disseminate information about the Neighborhood Preservation Program to owners of rental projects. <b>Action: The 2007-2014 Housing Element on the Town's website.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.3 should be retained and Program 4.3.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure. Both the policy and the program language should be modified to reflect that the loans now target individual low and moderate income homeowners rather than owners of rental properties as was previously the case. Program 4.3.1 should be further modified to acknowledge Town no longer distributes a quarterly newsletter.

<b>Policy 4.4</b>	<b>Maintain and improve public facilities such as roads, sidewalks, street lighting, landscaping, utilities and other improvements which enhance and improve residential neighborhoods and assist in private efforts to improve neighborhoods.</b>
Notes:	The policy reflects a Town commitment to continue the high level of maintenance of public improvements.
Programs and Actions Taken:	<b>4.4.1.</b> Continue to develop and maintain critical infrastructure through the Capital Improvement Program and the Lighting and Landscape District. <b>Action: Substantial annual investment in maintenance of public improvements continued through the planning period. Review of proposed private improvements assured their design and construction was compatible in quality to public improvements.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.4 should be retained and Program 4.4.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure.
<b>Policy 4.5</b>	<b>Enforce both State and local regulations governing the maintenance of buildings and properties.</b>
Notes:	Continue code enforcement and inspection activities as a means to preserve and maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. Where applicable and feasible, investigation efforts should be directed to County-administered rehabilitation loan and grant programs.
Programs and Actions Taken:	<b>4.5.1.</b> Continue to carry out code enforcement activities as a means to maintain the quality of the housing stock and residential neighborhoods. <b>Action: Implementation Program met through ongoing code enforcement efforts.</b> <b>4.5.2.</b> Continue to refer eligible homeowners and rental project owners to various County-administered programs for assistance. <b>Action: Referrals made as inquiries received.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.5 should be retained and Program 4.5.1 and Program 4.5.2 should be pulled forward into the 2014-2022 Housing Element as implementation measures.
<b>Policy 4.6</b>	<b>Consider the merits of developing and funding Town-sponsored pilot rehabilitation loan and grant programs for income qualifying households seeking assistance to perform needed health and safety home repairs.</b>
Notes:	The Countywide rehabilitation programs have been limited over the past several years due to funding constraints. Investigation of the merits of developing parallel, Town-defined rehabilitation loan and grant programs should be conducted during the current planning period.
Programs and Actions Taken:	<b>4.6.1.</b> Investigate the merits and feasibility of developing and implementing Town-sponsored pilot rehabilitation programs with implementation, as warranted. <b>Action: The lack of funding options for this and similar affordable housing programs - notably being the result of the elimination of the Community Development Agency (CDA) - precluded any progress toward meeting this implementation measure.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	In recognition of the relative lack of funding options for this and similar affordable housing programs, Policy 4.6 should not be retained and Program 4.6.1. should be eliminated as an implementation measure.

<b>GOAL 5.0</b>	<b>MITIGATE POTENTIAL GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT AND AFFORDABILITY</b>
<b>Policy 5.1</b>	<b>Conduct a review of the Zoning and Subdivision Ordinances to ensure that Danville policies and regulations do not constrain housing development and affordability.</b>
Notes:	The Town engages in an ongoing process of review of its regulations for the environmental and development review and permitting process for consistency with State laws to ensure that Danville’s requirements do not act as a constraint to new development.
Programs and Actions Taken:	<p><b>5.1.1.</b> Perform regular reviews of regulations for the environmental and development review and permitting process for State law consistency. Action: Town has initiated and completed the first round of a comprehensive review and update of the zoning regulations contained in the Municipal Code. Additional phases are planned after adoption of the 2014-2022 Housing Element.</p> <p><b>5.1.2.</b> Expedite the development review process for housing projects with long-term affordability restrictions. Action: Met.</p> <p><b>5.1.3.</b> Through various outreach efforts, promote the Town’s interests in working cooperatively to increase housing development. Action: A major focus of the 30 month-plus effort to update the General Plan was the review of potential housing sites in response to the RHNA shortfall identified in the 2007-2014 Housing Element. Approximately 100 individual properties, constituting over 25 potential housing sites, were reviewed during the effort.</p> <p><b>5.1.4.</b> Promote the utilization of the Town’s pre-development application review. Action: The vast majority of proposals for residential development handled each year benefit from one or more pre-submittal meetings, where significant feedback on the submittal is generated and supplied to the applicants, along with where clear and detailed direction on the review process that will be utilized.</p>
Programs and Actions Taken (Continued):	<b>5.1.5.</b> On an on-going basis, pursue technological enhancements to the Town’s development review process that will speed up and/or simplify the process. <b>Action: Over the final third of the 2007-2014 planning period the Town has been actively working to upgrade Permit Plus to an enhanced, broader-serving land management system.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 5.1 should be retained and Program 5.1.1. through 5.1.5. should be pulled forward into the 2014-2022 Housing Element as implementation measures.
<b>Policy 5.2</b>	<b>Continue to encourage use of the Planned Unit Development (P-1) process to allow more creative and flexible design for residential developments.</b>
Notes:	Use the Planned Unit Development (P-1) process for the development of more creative and flexibly designed residential projects. Provide flexibility to allow variation in otherwise applicable standards for structure type, lot sizes, yards and setbacks and enables the development plan to better respond to specific needs or environmental constraints that are present at the development site.

Programs and Actions Taken:	<p><b>5.2.1.</b> Encourage utilization of the P-1; Planned Unit Development to allow use of, where deemed appropriate and warranted on a project-specific/location-specific basis, reduced street widths, reduced number and/or size of sidewalks, roll curbs (instead of formed curbs and gutters), and/or use of utility or sidewalk easements instead of right-of-ways. <b>Action: Implementation measure met.</b></p> <p><b>5.2.2.</b> Encourage utilization of the P-1; Planned Unit Development process, particularly in areas where the underlying general plan land use designation is Residential - Multi-Family - Medium or Medium/High. <b>Action: Implementation measure met.</b></p>
Unit Production:	<p><u>Projected:</u> Not quantified.  <u>Actual:</u> Not applicable.</p>
Evaluation and Recommendation:	<p>Policy 5.2 should be retained and Program 5.2.1 and Program 5.2.2 should be pulled forward into the 2014-2022 Housing Element as implementation measures. Program 5.2.2 should be modified to correctly site the multifamily residential density ranges that are in place following the adoption of the 2030 General Plan.</p>
<b>Policy 5.3</b>	<b>Offer fee deferrals, reductions, or waivers to developers of housing projects with long-term affordability restrictions.</b>
Notes:	<p>Planning, Building and Engineering fees, combined with costs for required site improvements imposed through the development review process, add to the end-cost of housing. While Danville's processing fees are comparable to fees levied by other Contra Costa and/or Tri-Valley jurisdictions, fee deferrals, reductions, or waivers provided to affordable housing projects would assist the development of such projects.</p>
Programs and Actions Taken:	<p><b>5.2.1.</b> In conjunction with the annual review of the fee schedule, determine appropriate mechanisms to provide for fee deferrals, reductions, or waivers to developers of housing projects with long-term affordability restrictions. <b>Action: Implementation measure met.</b></p>
Unit Production:	<p><u>Projected:</u> Not quantified.  <u>Actual:</u> Not applicable.</p>
Evaluation and Recommendation:	<p>Policy 5.3 should be retained and Program 5.3.1 should be pulled forward into the 2014-2022 Housing Element as implementation measures.</p>

<b>GOAL 6.0</b>	<b>PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE</b>
<b>Policy 6.1</b>	<b>Continue to support local non-profit organizations for fair housing counseling and legal services.</b>
Notes:	The County allocates CDBG funds to local non-profit organizations for fair housing counseling and legal services. Services offered typically include advocacy and collaboration in support of fair housing; public outreach and education regarding fair housing rights; specialized fair housing training; and discrimination complaint processing and investigation.
Programs and Actions Taken:	<p><b>6.1.1.</b> Promote fair housing practices and provide educational information on fair housing to developers, realtors, building owners, and renters through the distribution of brochures and flyers. <b>Action: No action taken to disseminate information made during the planning period. The Town's partner on finding and placing qualified buyers for new BMRs or for resale of existing BMRs actively enforced fair housing practices and provided education to prospective buyers and renters to educate them on their rights.</b></p> <p><b>6.1.2.</b> Provide referral to appropriate agencies for services. <b>Action: No complaints handled during the planning period.</b></p> <p><b>6.1.3.</b> Actively enforce building regulation accessibility requirements for new multiple family housing and for housing that requires extensive renovation. <b>Action: Building regulation accessibility requirements multifamily housing were consistently enforced during the planning period.</b></p>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 6.1 should be retained and Programs 6.1.1 through Program 6.1.3 should be pulled forward into the 2014-2022 Housing Element as implementation measures.

<b>GOAL 7.0</b>	<b>PRESERVE THE EXISTING AFFORDABLE HOUSING STOCK</b>
<b>Policy 7.1</b>	<b>Preserve existing affordable housing developments at risk of converting to market-rate housing.</b>
Notes:	As of the start of 2014, a total of 74 publically assisted multifamily housing units were present in Danville. Of these units, none are at risk of conversion to market rate housing during the 2014 - 2022 planning period.
Programs and Actions Taken:	<p><b>7.1.1.</b> Monitor the at-risk units by continuing to maintain close contact with the project owners regarding their long-term plan for their project. <b>Action: Monitoring occurred during the planning period.</b></p> <p><b>7.1.2.</b> Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. <b>Action: Monitoring occurred; no units were at-risk during the planning period.</b></p>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 7.1 should be retained and Program 7.1.1 and Program 7.1.2 should be pulled forward as implementation measures into the 2014-2022 Housing Element.

Policy 7.2	Adopt a condominium conversion ordinance.
Notes:	The 2007-2014 Housing Element pointed to the need for the Town to adopt a Condominium Conversion Ordinance to supplement notification requirements in place by way of the State Subdivision Map Act (Government Code §66427.1). While there are limited apartment projects in Danville that may be at-risk to convert to condominiums, those projects represent an important source of affordable housing for low and/or moderate income households. The Ordinance would require a discretionary permit to be secured for conversion, while establishing procedures and requirements for conversion and making provision for protecting the rights of tenants currently residing in the units approved for conversion.
Programs and Actions Taken:	<b>7.2.1.</b> Develop and adopt a condominium conversion ordinance to supplement State Subdivision Map Act regulations. <b>Action: Under ZTA 14-08 the Town adopted a Residential Condominium Conversion Ordinance.</b>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation:	Policy 7.2 should be retained and Program 7.2.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure. The language for both the policy and the implementation measure should be modified in recognition that ZTA 14-08 served to create a Residential Condominium Conversion Ordinance and the need, moving forward, will be to monitor the effectiveness of the regulations and a commitment to adjust the regulations, as may be necessary, to address any possible future state legislation pertaining to the residential condominium conversion process.